160.0	0002	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,091,700 / 1,091,700
					USE VALUE:	1,091,700 / 1,091,700
					ASSESSED:	1,091,700 / 1,091,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SALAZAR FERNANDO
Owner 2:	SALAZAR BRODY KIM
Owner 3:	
Street 1:	75 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAHONEY JOHN F & JOAN M -
Owner 2:	-
Street 1:	75 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,410 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Stucco Exterior and 3083 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9410.000	592,700	7,400	491,600	1,091,700
Total Card	0.216	592,700	7,400	491,600	1,091,700
Total Parcel	0.216	592,700	7,400	491,600	1,091,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.16 | /Parcel: 354.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106628

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	592,700	7400	9,410.	491,600	1,091,700	1,091,700	Year End Roll	12/18/2019
2019	101	FV	446,400	7400	9,410.	491,600	945,400	945,400	Year End Roll	1/3/2019
2018	101	FV	458,800	5500	9,410.	435,400	899,700	899,700	Year End Roll	12/20/2017
2017	101	FV	458,800	5500	9,410.	365,200	829,500	829,500	Year End Roll	1/3/2017
2016	101	FV	458,800	5500	9,410.	365,200	829,500	829,500	Year End	1/4/2016
2015	101	FV	427,300	5500	9,410.	316,000	748,800	748,800	Year End Roll	12/11/2014
2014	101	FV	427,300	5500	9,410.	305,500	738,300	738,300	Year End Roll	12/16/2013
2013	101	FV	427,300	5500	9,410.	290,800	723,600	723,600		12/13/2012

!12504!

PRINT

Date	Time
12/11/20	02:35:19

LAST REV

Date	Time
10/12/18	10:27:19
apro	
12504	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAHONEY JOHN F	43046-248		6/14/2004		722,500	No	No		
	11203-228		9/1/1966			No	No		N

USER DEFINED

Prior Id # 1:	106628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2016	220	Redo Kit	20,000					
11/6/2014	1499	Solar Pa	38,600					Install 24 solar p
10/23/2012	1369	Manual	1,161	C				
5/31/2007	400	Redo Bat	20,000			G8	GR FY08	

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
4/19/2013	Info Fm Prmt	EMK	Ellen K
2/23/2009	Measured	372	PATRIOT
10/3/2004	MLS	MM	Mary M
2/22/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
7/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9410		Sq. Ft.	Site		0	70.	0.75	8									491,608						491,600	

Total AC/HA: 0.21602 | Total SF/SM: 9410 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 491,608 | Spl Credit | Total: 491,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08023965
Const Adj.:	0.99742496
Adj $ / SQ:	140.070
Other Features:	123032
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621228
Depreciation:	28576
Depreciated Total:	592651

COMMENTS

OF=EXTRA SINK IN BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

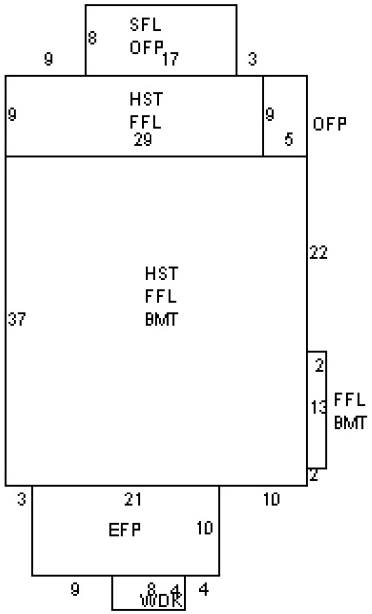
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,545	140.070	216,407
BMT	Basement	1,284	67.230	86,328
HST	Half Story	760	140.070	106,383
EFP	Enclos Porch	210	40.090	8,418
OFP	Open Porch	181	25.550	4,625
SFL	Second Floor	136	140.070	19,049
WDK	Deck	32	15.960	511
	Net Sketched Area:	4,148	Total:	441,721
Size Ad	2440.5	Gross Are	4907	FinArea 3083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.08
Special Features:	0	Val/Su Net:	142.89
Final Total:	592700	Val/Su SzAd	242.86

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X22	G	GD	1915	26.64	T	30	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400